

# Local Market Update for March 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

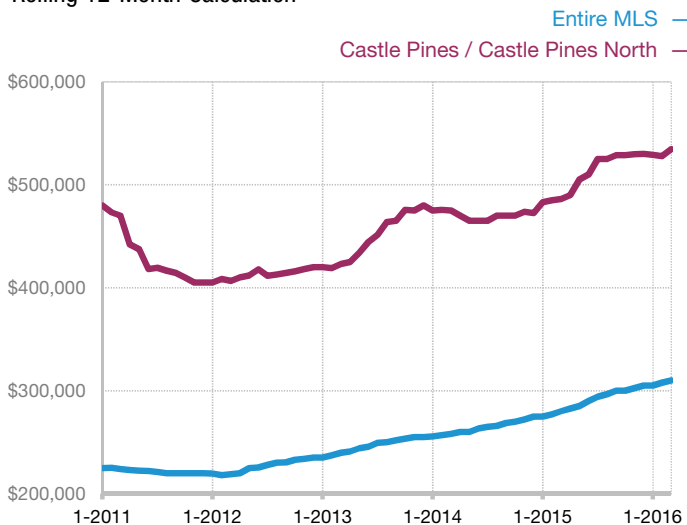
Single Family	March			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 03-2015	Thru 03-2016	Percent Change from Previous Year
Inventory of Active Listings	45	47	+ 4.4%	--	--	--
Under Contract	26	17	- 34.6%	55	41	- 25.5%
New Listings	38	31	- 18.4%	74	66	- 10.8%
Sold Listings	20	12	- 40.0%	45	27	- 40.0%
Days on Market Until Sale	47	72	+ 53.2%	55	71	+ 29.1%
Median Sales Price*	\$505,000	<b>\$583,125</b>	+ 15.5%	\$539,000	<b>\$556,500</b>	+ 3.2%
Average Sales Price*	\$586,725	<b>\$716,346</b>	+ 22.1%	\$598,791	<b>\$645,820</b>	+ 7.9%
Percent of List Price Received*	98.2%	<b>98.0%</b>	- 0.2%	98.4%	<b>97.6%</b>	- 0.8%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 03-2015	Thru 03-2016	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	2	+ 100.0%	2	4	+ 100.0%
New Listings	1	2	+ 100.0%	1	4	+ 300.0%
Sold Listings	0	1	--	1	3	+ 200.0%
Days on Market Until Sale	0	9	--	30	3	- 90.0%
Median Sales Price*	\$0	<b>\$353,000</b>	--	\$342,000	<b>\$350,000</b>	+ 2.3%
Average Sales Price*	\$0	<b>\$353,000</b>	--	\$342,000	<b>\$342,667</b>	+ 0.2%
Percent of List Price Received*	0.0%	<b>98.1%</b>	--	100.0%	<b>99.4%</b>	- 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

